



HERITAGE ESTATE AGENCY



43 Grange Road, Kings Heath, Birmingham, B14 7RN

£325,000

A Three Bedroom Mid Terrace Property





Grange Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall to front and paved area leading to step up to main entrance door with window over opening to:

Reception Room One 14' max x 11'5" max

Bay window to front aspect, coved ceiling, ceiling light point with ceiling rose, built-in meter cupboard, wooden floor boards, radiator, feature fire surround with coal effect gas fire set on tiled hearth and door to:

Reception Room Two 12'11" excl recess x 11'4" max

Window to rear aspect, coved ceiling, ceiling light point with ceiling rose, under stair storage area, door to stairs rising to first floor accommodation, wooden floor boards, radiator, feature fire surround with tiled hearth and door to:

Kitchen 13' x 5'11"

Window to side aspect, door to side aspect opening to rear garden, ceiling light point, wood effect flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset sink and drainer unit with mixer tap over, integrated cooker with four ring gas hob and extractor hood over, plumbing for washing machine, integrated fridge/freezer and door to:

Ground Floor Bathroom 9'4" x 5'10"

Obscured windows to rear and side aspects, ceiling spot lights, extractor fan, tiled walls and flooring, heated towel rail, underfloor heating and a bathroom suite comprising: panelled bath with mixer tap over, corner shower cubicle with mixer shower over, wall mounted wash hand basin with mixer tap over and low level flush w.c.

First Floor Accommodation

Door from reception room two leads to stairs rising to first floor accommodation leading onto:

Landing

Ceiling light point, stairs rising to second floor accommodation and doors to:

Bedroom One 12'4" x 11'3" max

Window to front aspect, ceiling light point, radiator and built-in over stair storage cupboard.

Bedroom Two 10'6" x 11'5" max

Window to rear aspect, ceiling light point and radiator.

Second Floor Accommodation

Leading from the first floor landing stairs rise to second floor accommodation leading onto:

Landing

Doors to:

Storage Area

Velux window.

Bedroom Three 11'5" excl window recess x 14" max

Dormer window to front aspect, ceiling strip light, wooden floor boards and radiator.

Outside

Rear Garden

Accessed via the kitchen and benefits from paved pathway leading to paved area with step up to decked area, bedding areas to side, shed and gated rear access.





Agent Notes:

1. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

2. We are advised by the Vendor that there is a shared access way to the rear of the garden leading from Grange Road.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are

connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

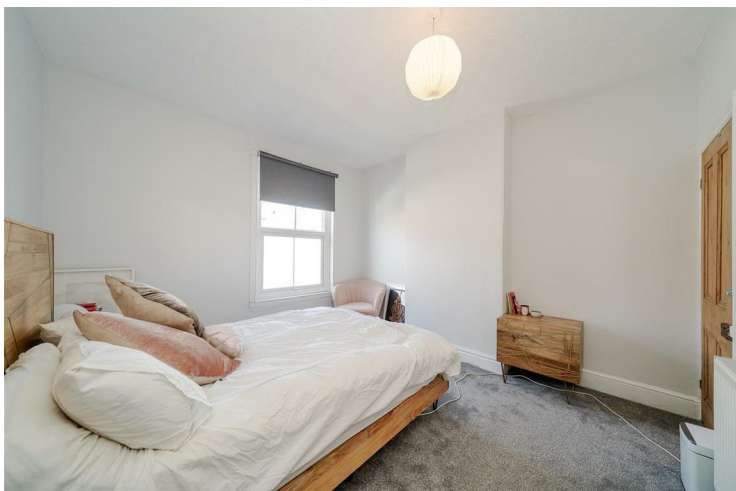
The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

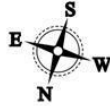
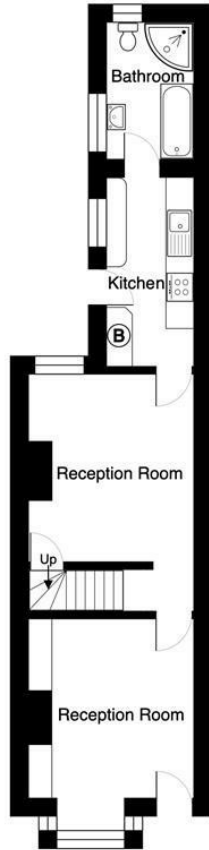
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B

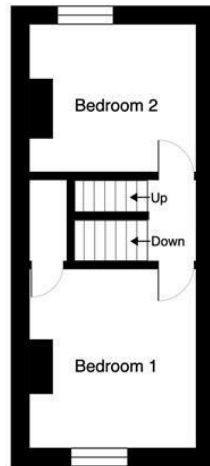




Ground Floor
Floor Area: 45.8 m² ... 493 ft²



First Floor
Floor Area: 31.5 m² ... 339 ft²



Second Floor
Floor Area: 21.8 m² ... 235 ft²



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Total Area: approximately 99.1 m² ... 1066 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

